176.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	603,100 / 603,100
					USE VALUE:	603,100 / 603,100
					ASSESSED:	603,100 / 603,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHINFIELD JAMES W
Owner 2:	
Owner 3:	
Street 1:	67 HIBBERT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WHINFIELD JAMES W -
Owner 2:	YOUNG WENDY L -
Street 1:	67 HIBBERT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,600 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1025 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3600.000	233,500		369,600	603,100
Total Card	0.083	233,500		369,600	603,100
Total Parcel	0.083	233,500		369,600	603,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 588.68 | /Parcel: 588.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	118410
GIS Ref	
GIS Ref	
Insp Date	08/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	233,600	0	3,600.	369,600	603,200	603,200	Year End Roll	12/18/2019
2019	101	FV	202,100	0	3,600.	364,300	566,400	566,400	Year End Roll	1/3/2019
2018	101	FV	202,100	0	3,600.	279,800	481,900	481,900	Year End Roll	12/20/2017
2017	101	FV	202,100	0	3,600.	264,000	466,100	466,100	Year End Roll	1/3/2017
2016	101	FV	202,100	0	3,600.	242,900	445,000	445,000	Year End	1/4/2016
2015	101	FV	190,900	0	3,600.	227,000	417,900	417,900	Year End Roll	12/11/2014
2014	101	FV	190,900	0	3,600.	209,100	400,000	400,000	Year End Roll	12/16/2013
2013	101	FV	190,900	0	3,600.	209,100	400,000	400,000		12/13/2012

!13764!

PRINT

Date	Time
12/11/20	03:40:36

LAST REV

Date	Time
09/13/18	12:17:07
apro	
13764	

USER DEFINED

Prior Id # 1:	118410
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHINFIELD JAMES	63038-95		12/10/2013	Convenience	1	No	No		
WHINFIELD JAMES	49476-401		5/22/2007	Family	99	No	No		
	21396-552		9/1/1991		161,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/2010	224	Redo Bat	23,900	C				RENOVATE EXISTG FB

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	Inspected	CC	Chris C
8/1/2018	Missed Appt.	BS	Barbara S
7/9/2018	MEAS&NOTICE	BS	Barbara S
10/15/2008	Meas/Inspect	345	PATRIOT
2/26/2000	Inspected	264	PATRIOT
12/20/1999	Mailer Sent		
12/14/1999	Measured	276	PATRIOT
7/20/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3600		Sq. Ft.	Site		0	70.	1.47	6									369,601						369,600	

Total AC/HA: 0.08264 | Total SF/SM: 3600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 369,601 | Spl Credit | Total: 369,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	286848
Depreciation:	53354
Depreciated Total:	233495

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

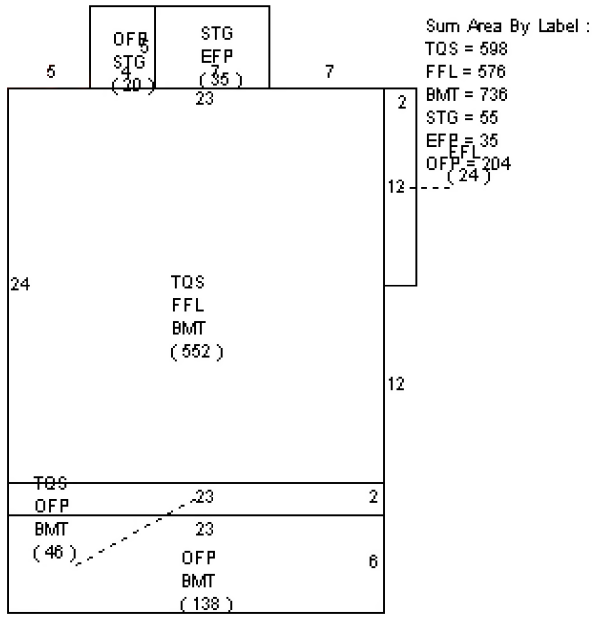
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	113.63
Final Total:	233500	Val/Su SzAd	227.92

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	736	52.120	38,359
FFL	First Floor	576	173.730	100,067
TQS	3/4 Story	449	173.730	77,917
OFP	Open Porch	204	24.340	4,965
STG	Storage	55	9.540	525
EFP	Enclos Porch	35	71.870	2,515

Net Sketched Area:	2,055			Total:	224,348
Size Ad	1024.5	Gross Are	2204	FinArea	1025

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc